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**Testimony concerning Bill 69: For an Ordinance Relating to Fire Safety**  
**TO: Committee on Executive Matters and Legal Affairs**  
**8/22/17 Meeting**

Dear Sirs; Madams:

My name is Ralph Shumway. I am an accredited residential manager and have been managing high rises for nearly three decades. I am a multiple award winner in my field of property management and have received four proclamations of appreciation from the Hawaii State Legislature for volunteer work in our community and in my professional field. I bring these accolades to your attention not to boast, but to lend credence to my experience with Honolulu's high rise buildings and communities.

For over seventeen years I have managed one of the 300 plus pre-1975 built Honolulu high rises. In the 45-year history of the Waipuna, we have experienced some big apartment fires; fires that have completely engulfed the entire unit. And in every one of these horrific incidents, the flames have not gone past the apartment of origin. Why would this be so? My building, like many others, has a "single load" hallway (no apartments facing each other) and is constructed of thick concrete, so much so that each apartment is likened to a concrete bunker.

I am not an engineer. However, I do know my building. I have prevented plans for central air conditioning in some apartments because it would not be feasible due to all the load-bearing walls within (which cannot be drilled through). Even if ALL lines were to be run externally, I don't believe they can be run to all required rooms. And since there are load-bearing support beams running across each hallway, I don't believe sprinkler lines can even be run, externally, there as well.

This testimony is not delving into the severe financial jeopardy that my owners would face if this retrofit is mandated. This testimony is not explaining the loss of property values for these longtime owners when they have an external pipe system running across every ceiling and through every room of their home and throughout their common areas. I am simply relating the difficulties, and even probable impossibilities, of retrofitting some buildings with systems they were not designed to have.

Thank you for your attention.

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